

**PUBLIC WORKS & FACILITIES COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 12, 2016
TIME: 7:00 P.M.
MUNICIPAL BUILDING
ROOM 208
MIDDLETOWN, CT**

Members Present: Councilman Carl R. Chisem
Councilman Thomas Serra
Councilman Gene Nocera
Councilman Philip Pessina
Councilman Sebastian Giuliano

Staff Present: William Russo, Director of Public Works
Christopher Holden, P.E., Deputy Director of Public Works

Others Present: Alexander Fox, Managing Director Commercial Sales for C-Tec Solar

Chair Chisem opened the Public Works & Facilities Commission meeting at 7:00 P.M. Chair Chisem mentioned that he was not present at the September 14, 2016 meeting, however, the minutes stated that he was. The minutes also stated that Councilman Chisem opened the meeting, however, Councilman Serra in fact opened the meeting. Director Russo stated that he will see to it that the change is made to the minutes. Chair Chisem requested a motion to approve the minutes dated September 14, 2016 with the above mentioned changes. Motion to approve the minutes was seconded and approved unanimously.

PUBLIC COMMENT ON AGENDA ITEMS:

None.

CORRESPONDENCE:

None.

NEW BUSINESS:

- a. Virtual Net Metering Credit Program – Director Russo stated that Michael Harris, Energy Consultant for the City of Middletown, is present to discuss this matter. Michael stated that this is a fairly complicated program that he would like to discuss with the Commission. If the commission approves, it can then be moved to Finance and Government, Common Council and the Mayor for the approval and signature of the agreement.

The Virtual Net Metering Credit Program is established through the state law by Connecticut State Statute and is administered by the Connecticut Green Bank. It is then operationalized by an Eversource writer called the Virtual Net Meter Writer. Michael Harris stated that he has brought with him a gentleman named Alexander Fox. Alex is a Managing Director of Commercial Sales for C-Tec Solar. C-Tec Solar is a solar contracting company. They are the builders of the system that the City has been invited to participate in as a partner.

Michael began discussing the packet which was also included in the agenda. He indicated that the first page was a summary written by himself to break down the important aspects of the program to make it easier to understand. Attached to the summary is the twenty year agreement itself. The agreement has been thoroughly vetted by himself as well as the Legal Department for the City. State law only allows a

few different types of participants which include Municipal, State or Agricultural customers to participate in this Virtual Net Metering Credit Program. It is basically a solar system or renewable energy system that creates energy anywhere in the state. It is possible to buy in to the renewable energy no matter where you are in the state by the nature of the virtual program. The energy goes into the grid and is used locally; however, the users of the program will get credit for it since the City would be taking energy out of the grid at some other location.

Since the program is administered by the Connecticut Green Bank, the agreement attached is a Green Bank document. The City has been invited to participate by assigning one or more of their electric accounts on to the agricultural project. The project, or large solar system, is being built on farm land. The beneficial account will get the benefit of the energy that is created by the system. Preliminarily, this program will hopefully be applied to the streetlight account which is large enough to absorb the energy. It is a general fund account in the Public Works Department; it will not have to be allocated to any specific department.

Under this agreement, it is agreed to purchase the credits that are generated. Whenever a megawatt of energy is put into the grid by the solar system, it creates a credit. In terms of a kilowatt hour, the City will have agreed to pay eleven cents for the kilowatt hour which represents the credit. Once the credit is owned, the City then gets a credit on the electric bill from the utility as per the legislation. The credit exceeds the price that was paid by about three and a half cents. Roughly fourteen and a half cents will be received per credit versus the eleven cents that was spent. Consequently, the City gets the benefit of about three and a half cents per kilowatt by agreeing to purchase the credits for twenty years and support the financing and the implementation of this program.

Michael mentioned that his primary concern with this program from a business perspective is the possibility of the rates going down in the future while the City has agreed to pay the set rate for twenty years. Therefore, Green Bank and C-Tec have agreed to add a clause in the agreement that states that the price the City pays will never be more than the credit received from the electric company. Based on the rates as they currently stand, there is a benefit of two and a half cents.

Councilman Serra asked if there was an opt out option listed anywhere in the agreement. Michael stated that he does not believe there is an opt out; however, there is a provision that states that the City will never pay more than the credit received. The credit is determined by the Eversource rate in the market at the time. He stated that he can try to negotiate the details of the remedy if the credit fell below the price that is being paid.

Councilman Serra made a motion to move this item to the Finance and Government agenda for their November 2, 2016 meeting. Motion was seconded by Councilman Pessina and approved unanimously.

- b. Update from Milone & MacBroom on Pat Kidney Field – Director Russo stated that Milone & MacBroom will discuss the nuts and bolts as to how the firm got to the point they are at currently with the renovations to Pat Kidney Field and the Woodrow Wilson Middle School track.

Vince McDermott reviewed the master plans and gave an update to the Commission on the changes since the last meeting together. The overall layout has not changed much; it still includes a one hundred fifteen car parking lot for Pat Kidney Field as well as a new baseball field, a new softball field and two new basketball courts. A brand new equal quadrant track will be installed at WWMS. The track surface will be made of EPDM manufactured rubber which is bound with polyurethane. This surface has been being used by Milone & MacBroom since 1990; it is warrantied

for five years. The surfaces that they have been replacing with the original installation date of 1990 cost about \$300,000.00. The red spray coating on the surface needs to be restored every seven years which currently costs \$100,000.00. An edge drain will be installed which drops into a series of drop boxes which goes into a collector system. This collector system will be managed as a part of storm water as well as the field underdrain. A new football field will also be installed with a soccer field in the center.

A new six court tennis facility will also be added to the premises. The tennis court project has been combined into the overall improvements for the WWMS track and Pat Kidney Field renovations. There will be parking off of Hunting Hill Avenue for accessible spaces only.

A concession building will be located on the right hand side with five hundred seat grand stand bleachers including an 8'x18' press box. Pat Kidney will have a 350 foot outfield baseball field and a 250 outfield softball field, a small storage and unisex restroom building with a window for dry concessions. The larger concession building consists of an upper level with a storage area that faces Pat Kidney Field. The building will have men's and women's bathrooms and a prep area for concessions along with a window. Underneath consists of the same storage area as the top floor of the building which will be used for maintenance purposes since it has a large opening for mowers and other similar field equipment.

There will be an open space area further down the track that can be used in the future to build an extra storage building. The construction of the bleachers will be evaluated to see if there are any future storage possibilities for small objects such as running hurdles.

There will be a four system light at the football/soccer field, the baseball field will have a six light system and the softball field will have a four light system. The basketball courts will also be lit with two lights.

A discussion was held regarding the overlay of lighting for an additional soccer field at Pat Kidney Field. The configuration of lighting for the two baseball and softball fields allow for an overlay rectangle, or practice field, which youth soccer may be able to practice in. This is not ideal; however, for recreation use it will be adequate especially since it is an extra playing area. A future meeting will be held with the schools to discuss options regarding this matter.

Both sites will have a full sidewalk system. A new sidewalk will be tied into Russell Street on the corner and the existing sidewalk will remain along Russell Street. A sidewalk will come off on to Farm Hill Road and around the parking lot on either side. Once the site is entered, a bituminous path will be available for walking around the field and towards the softball field also making the route accessible to the upper field and the stairs. It then loops back around to the basketball courts and on to Russell Street as well. The Woodrow Wilson area will include a concrete plaza around the concession building itself along with a sidewalk system that leads to the bleachers. It then continues along the edge of the track over to the tennis courts and then to the parking lot which eventually leads to the sidewalk on Newtown Street.

There are two access points that include gates for closure. Ambulances will be able to pull into these areas for games. Security cameras will be on site along with pedestrian scale lighting.

The total cost for this project will cost 8.5 million dollars which includes fifteen percent contingency. Director Russo stated that the Parks bond is funding \$750,000.00 towards this project as well. The projection for electricity usage will be determined with the LED analysis at a later time.

Vince indicated that Milone & MacBroom is on target to go to the Wetlands Commission meeting followed by Planning and Zoning. If everything goes well, the project will go out to bid before February 2017.

- c. LOCIP Funding for Cooling Tower at City Hall – Director Russo stated that he has worked on this item with the Mayor. He agreed to use LOCIP funding in the amount of \$55,000.00 for the cooling tower at City Hall. The cooling tower on the roof is about twenty seven years old and has undergone many repairs over the years. Unfortunately, it cannot be repaired anymore and is in need of a replacement. B&G Mechanical is standardized for mechanical services with the City. The LOCIP funding amount requested includes \$10,000.00 contingency to cover any problems that may occur. Any unused money will go back into the LOCIP account.

The replacement of this cooling tower has received approval from the Building Department. Next, this item will go to the Finance and Government Commission and then to the Council meeting in November. Once the cooling tower is shut down around November 15, 2016 it will be replaced so that it can be ensured that this tower be working for the spring time.

Councilman Serra moved approval of the LOCIP funding for the cooling tower at City Hall. Motion was seconded by Councilman Pessina and approved unanimously.

- d. Street Name Approval: Jack English Drive – Councilman Serra moved approval of the street name Jack English Drive and mentioned that it is long overdue. Motion was seconded by Councilman Pessina and approved unanimously.
- e. Public Works CNR – Director Russo stated that there are currently three sweepers at City Yard. If the CNR is approved, the 1997 Elgin Sweeper will be traded in and will be replaced with a new sweeper for a cost of \$202,000.00. The current Vac All is from 1984; the cost to purchase a new one would be \$261,500.00 which includes the state contract price of 25% off. The current 1987 plow truck is also in need of replacement. The cost to purchase a new one would be \$198,350.00 which includes the state contract price of 25% off. Parks and Recreation need a new aerator, thatcher, over seeder and other similar items which come to a total of \$70,150.00. The City Yard is also in need of a new leaf blower, demo saw and pole saw which come to a total price of \$8,000.00.

Councilman Serra moved approval of the CNR items. Motion was seconded by Councilman Pessina and approved unanimously.

OLD BUSINESS:

- a. September 2016 Public Works Overtime Report – Director Russo stated that there were a few emergency calls and some road bond work. It has recently become quiet with overtime in October.
- b. September 2016 Building Permits – Director Russo stated that \$143,000.00 has come in which will allow for the \$575,000.00 in projected revenue to be met. This is providing that Wesleyan University and Middlesex Hospital do not pull any more permits this year.

OTHER:

- a. September 2016 Monthly Report – Highway Division – Director Russo stated that the Parks Division is winding down and the parks will be closed in November. He also stated that a proposal in the amount of \$350,000.00 for a play scape at Butternut Park was received. In terms of visibility, the location for this proposed play scape is ideal.
- b. September 2016 Overtime Report – Parks Division – There was no overtime report for the Parks Division at this time.

PUBLIC COMMENT ON NON-AGENDA ITEMS:

Councilman Serra requested that the Route 9 roundabout be placed on the agenda for next month. The Public Works and Facilities Commission need to be updated on this project since it is going to be affecting our roadways. It should be vetted by Public Safety, the department and the Commission.

As there was no further discussion, the Public Works & Facilities Commission meeting adjourned at 8:23 P.M.